

# HAMILTON DEVELOPMENT CORPORATION

## Minutes

July 23, 2014

**Welcome** – At 7:30 AM President, Brian Stein opened the meeting. Board members Bill Gisness, David Carey and Rick Mitchell were present. David Geikie of Wenham and Kristine Cheetham were also present.

B. Stein announced that Richard Boroff, a citizen, was recording the meeting.

### Agenda Items

**Wastewater Treatment System** – The board had an open discussion about wastewater treatment systems. They revisited the discussion with the Hamilton Board of Selectmen. They also confirmed that their focus would be on the downtown only at this point. The concept of compartmentalizing the location and size of a treatment plant were supported by a majority. The Board would like to better understand how the system would be financed. Most agreed that the overall cost and financial impact to taxpayers was critical to resolve. D. Carey wanted to know how to quantify, if at all, the improvement to the quality of life. He suggested that wastewater treatment would enable the community to thrive and also improve the quality of life for citizens. However, this is something that is not typically evaluated.

HDC Goals – The discussion changed direction to focus on the primary goals and responsibilities of the HDC. The goals mentioned were as follows:

- Wastewater Treatment
- Downtown Zoning: Design Standards
- Downtown Enhancements/Amenities

Economic Development Plan –

1. Start the conversation about local vision. Seeking downtown amenities is a reasonable goal.
2. Start small.
3. McRaes property: Is this site an opportunity for the downtown? An incremental approach to redevelopment is preferred.

Priorities – The Board discussed a few priorities after reviewing a larger map from an earlier study. They agreed that the focus for the HDC was to host a planning session for the downtown bloc that extends from Willow to Linden to Bay. B. Stein and B. Gisness agreed to do some complimentary architectural work.

The Board also agreed that if the HDC opts to work with the Urban Land Institute that their focus would be on a build out of other portions of the downtown. They are interested in learning more about the economics of the downtown. It is not clear yet how much of the downtown should be a focus for the ULI project.

A goal for both planning projects is to better understand what level of density is acceptable to the community.

Wastewater treatment for one section or more ../

What other costs are associated with growth? Such as schools, police, fire, infrastructure, etc.

B. Gisness will continue to be the lead contact with the ULI. He will work with K. Cheetham to refine the document and to set a date for the workshop.

### **HDC Operational Issues**

1. Service Agreement – The Town of Hamilton and HDC have a signed service agreement. It does call for the HDC to draft an economic development plan before the end of the year.
2. Warrant – K. Cheetham read a statement with the current bills associated with the property management at the Willow Street location. She asked for clarification on the payment of \$50 to Harborlight for on-call services that are in addition to property management services. The Board agreed to the bills.  
ACTION: D. Carey made a motion to pay the warrant as described. R. Mitchell seconded. All voted in favor.
3. Minutes – The Board reviewed the minutes of previous meetings.  
ACTION: B. Gisness made a motion to approve the minutes from 6/25/14 and 7/9/14. D. Carey seconded. All voted in favor.

**Adjourn** – At 8:30 AM R. Mitchell made a motion to adjourn. D. Carey seconded. All voted in favor.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: \_\_\_\_\_

Brian Stein, President